

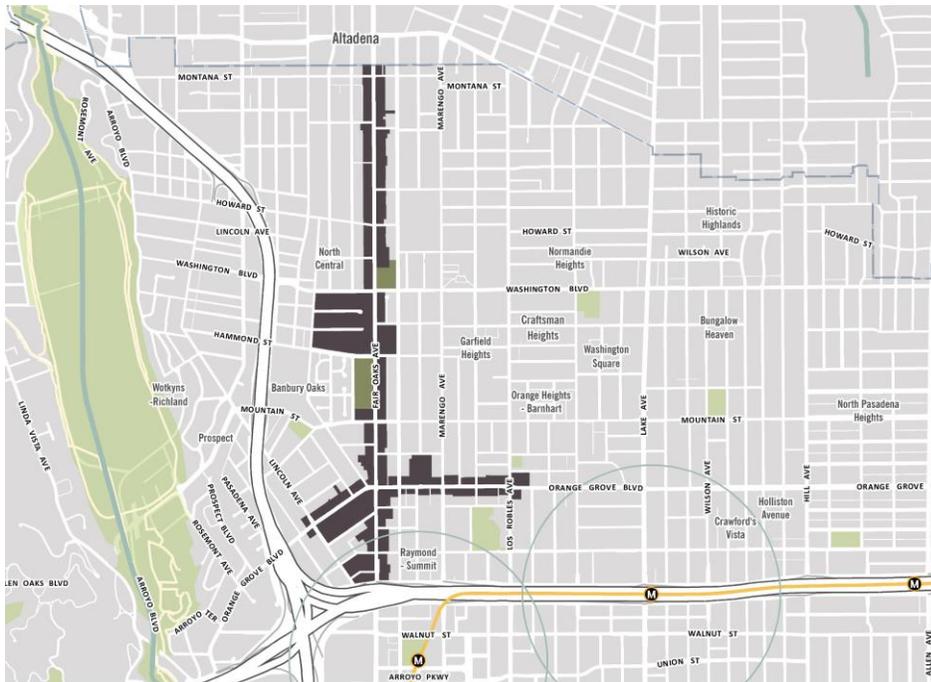
Frequently Asked Questions (FAQ)

Q: What is a Specific Plan?

Response: A specific plan is a planning and/or zoning document that guides future development of a particular geographic area within a city. A specific plan typically contains a set of development standards that would implement a city’s general plan and vision for how it should evolve over time. For example, a specific plan may include development standards that regulate building height or the amount of open space a new residential project must provide. A specific plan might also include goals and policies to help decision-makers, such as Planning Commission, recommend or approve new development projects when a property owner seeks a construction permit for a new commercial or apartment building. Many of the improvements envisioned in a specific plan document may take a very long time to come to fruition because it is implemented when a property owner seeks to do something with their land/property. Important to note that a specific plan is one of the many toolboxes that a city uses to provide amenities and services to a community that are managed by other departments such as public works, water and power, and transportation.

Q: What are the proposed boundaries of the Fair Oaks/ Orange Grove Specific Plan (FOOG SP)?

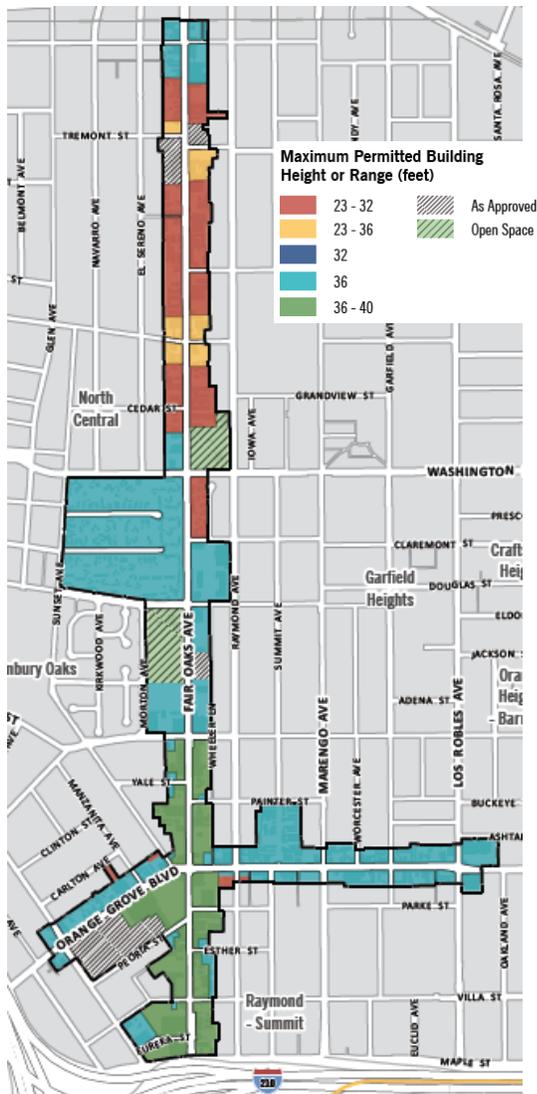
Response: The map below illustrate the proposed boundaries for the FOOG SP area. The southern portion of the plan area is within a half-mile radius from the Memorial Park Gold Line Station. The boundary has been slightly modified to remove three parcels located on the edges of the plan boundary and to add two parcels in the East Orange Grove subarea.



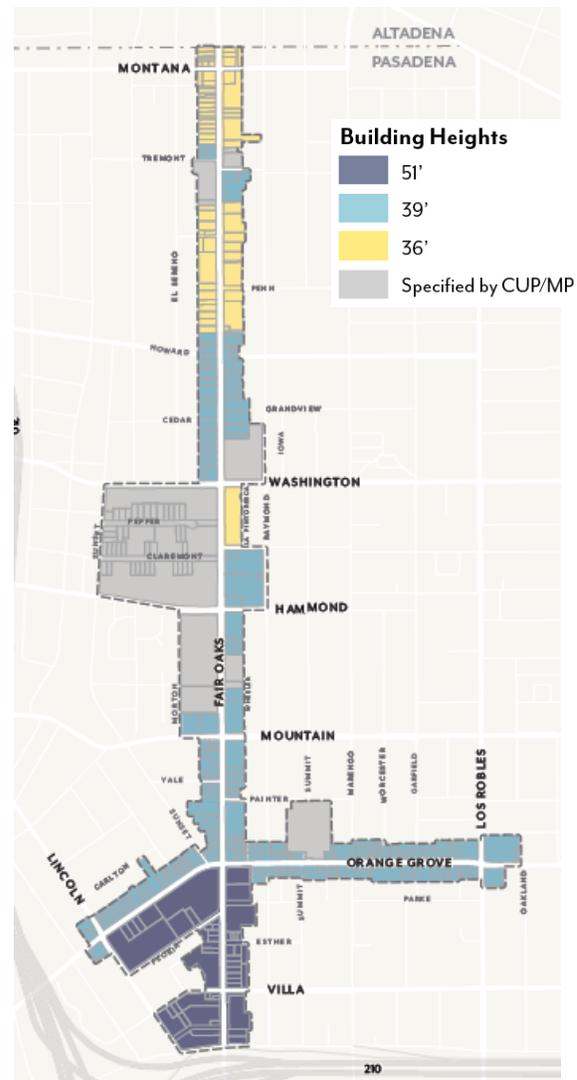
Q: What are the current building height limits compared to the height limits being considered for the FOOG SP?

Response: Maximum building height requirements being considered in the Specific Plan vary by zoning districts. The following maps compare maximum building heights currently allowed by the Zoning Code with height limits being considered for the Specific Plan. The La Pintoresca, Robinson Park, and East Orange Grove subareas would generally retain a similar height limit of 36 feet or 39 feet. The proposed increase from 36 feet to 39 feet is to enable projects to meet the 15-foot ground floor requirement. *(The 39-foot height maximum assumes a 15-foot ground floor, and two 12-foot tall upper stories.)* In the FOOG-MU-87 zone, the height maximum of 51 feet and up to four stories have been calibrated to the FAR and Density maximums to allow for higher residential capacity in order to meet local and regional housing needs and support local businesses.

EXISTING



PROPOSED



Q: Would the FOOG SP require new development to adhere to a specific architectural style?

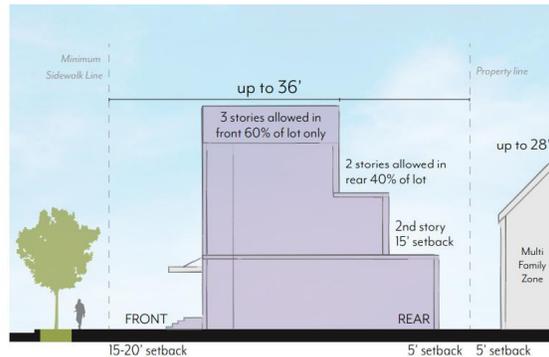
Response: The draft development and design standards for the FOOG SP are crafted to allow a wide variety of architectural styles. The standards focus on ensuring that new buildings, irrespective of its architectural style, are well designed and articulated and that it overall contributes to the existing urban fabric and character of the neighborhood.

Q: A couple of historic homes were recently relocated into this area - i.e. the Pinney and Decker homes. How will the FOOG SP address new development adjacent to historic resources?

Response: The FOOG SP supports preservation of historic resources, and proposes modified standards for adjacent properties to ensure that historic structures do not appear diminished or incongruous with new developments that take form in the surrounding area. New development adjacent to designated historic resources will be subject to modified street setback, streetwall, and upper story setbacks.

Q: How will the FOOG SP address transitions to adjacent residential neighborhoods?

Response: The FOOG plan includes setback and stepback requirements between buildings to help ensure context-sensitive massing transitions, including transitions to residential neighborhoods or historic properties, as shown on this cross-section.



Q: What is a “frontage zone”? Please explain.

Response: The term frontage zone is defined in [Pasadena’s Street Design Guide](#) and refers to the area fronting the building that is within the public-right-of-way, as shown on this diagram. The frontage zone allows for things such as doors and elements that protrude from the building face to maintain a clear walkway for pedestrians. Setbacks can enhance the building frontage zone by providing room for landscaping and outdoor dining.



Q: How will the FOOG SP address climate changes?

Response: Street trees play an important role in keeping cities livable, sustainable and resilient. Trees improve air quality, increase urban biodiversity, and help reduce carbon emissions. In addition to environmental benefits, trees provide health, social, economic, and aesthetic benefits to communities. Requirements based on guidance from the City’s Master Street Tree Plan will increase street tree

coverage and require the preservation or introduction of certain tree species. In adherence with these street tree standards and guidelines, new development will contribute to an enhanced shade canopy that helps to reduce the urban heat island effect, decrease sidewalk temperatures, enhance pedestrian comfort, and improve the visual experience of the street. Parkways, landscaped or permeable areas within the sidewalk, also play an important role in today’s urban landscape by improving pedestrian comfort, increasing sustainability, and enhancing the aesthetic character of the public realm. By expanding the permeable area around street trees, parkways increase rain and stormwater capture, leading to improved street tree health and larger tree canopies, which creates cooler temperatures for pedestrians and reduces pollution in our nearby waterways.

Q: How will the FOOG SP implement the City’s Bicycle Transportation Action Plan?

Response: The Department of Transportation is responsible for the implementation of the Mobility Element, including the Bicycle Transportation Action Plan, and any improvements that might occur within public streets. As part of this program, the FOOG SP proposes to include amenities that would further support bicycle use, such as ensuring that new development provide bicycle parking and create walkable districts.

Q: What are development caps?

Response: The City has set a precedent of adopting development caps that are applied to each existing specific plan area in order to moderate growth over time and reflect the level of development that is consistent with the guiding principles of the General Plan. The caps serve to guide the appropriate level of development envisioned in various areas of the City. The principle of directing growth into the specific plan areas has been a central tenet of Pasadena’s General Plan since 1994 and it continues to be a central theme today. Directing development into specific plan areas and then applying development caps to those areas is the mechanism through which the City regulates the overall amount of residential and nonresidential development that could occur through a given horizon period.

The following development caps regulate building intensity and population density consistent with the designations established by the 2015 General Plan Land Use Diagram for the LASP area.

Specific Plan Area	Residential Units	Commercial Square Feet
Fair Oaks/ Orange Grove	325	300,000

The General Plan also allows for the review of the development caps every five years, and the ability to modify, as necessary, to reflect development that has occurred, its impacts, evolving market and economic conditions, and consistency with community values. Modifications to the development caps would require a General Plan Amendment, which requires approval from City Council.

Q: What is the Inclusionary House Ordinance? How does the specific plan encourage developers to build the 20% affordable units on-site rather than just paying the in-lieu fee?

Response: The City has been a leader in terms of requiring affordable units in development. In 2001, the City of Pasadena became one of the first cities in southern California to enact an Inclusionary Housing Ordinance. This ordinance requires that any new housing development project that has 10 or more units must set aside a percentage of those units to be rented or sold at affordable rates. In 2019, the ordinance was updated to increase the percentage from 15% to 20%. Among the 20% of units that are

required to be affordable, 5% must be affordable to Very Low Income households, 5% to Low Income households, and 10% to Moderate Income households if the units are rental. For projects that build units for sale, all 20% may be affordable to Moderate Income households. State law requires cities that have Inclusionary Housing Ordinances to provide alternative ways for developers to comply other than building the actual units on the same site as the project. Pasadena provides two alternatives – building the units in a different location in the City (also referred to as “off-site”), or paying an in-lieu fee. All fees collected as part of the in-lieu alternative are used to preserve existing affordable housing in the City, build new affordable housing projects in Pasadena, or other various strategies to support housing affordability.

The City created a local affordable housing concession menu that includes a list of concession items, such as height addition, parking reduction, that are more attractive for developers to use. Developers who utilize the concession menu would have to provide those units on site.

Q: How has COVID-19 pandemic influenced the FOOG SP?

Response: The COVID-19 pandemic has prompted many discussions, including discussion about reimagining public spaces and expanding access to these spaces. Fortunately, expanding open space opportunities is a fundamental objective of the overall SP Update Program. As drafted, the FOOG SP would require new developments to provide access to more usable open space for recreation and leisure activities for its tenants and/or the public. Requiring more open space opportunities, such as balconies, patios, plazas, or paseos, brings a number of benefits toward creating healthy and livable communities, ranging from health, enhanced residential setting, environmental, social, safety, and economic benefits. This pandemic has underscored the need for open spaces and the team will continue to explore opportunities and think creatively on how to best expand open space opportunities throughout the plan area.

Q: Please provide an overview of the program’s outreach efforts?

Response: The FOOG SP update is part of a larger effort to update all eight Specific Plans in the City. The Our Pasadena program launched in early 2018 and several events have been held to engage the community. In addition to the events listed below, the Our Pasadena team has been proactive in building partnerships with the Pasadena Youth Ambassadors, youth organizations such as Adelante Youth Alliance, Pasadena Education Network through the Pasadena Unified School District, local newspapers and businesses. Notifications are also included in Pasadena’s In Focus flyer that goes out to every household in the City. We are currently in the third round of workshops and postcards were mailed out to every owner and occupant living within 500 feet of the Specific Plan boundary.

Below is a list of past engagement events. Click on each event to view workshop summaries and materials.

- [Community Open Houses](#) (March 2018)
- [Round 1 Workshop](#) (July 12, 2018)
- [Round 2 Workshop](#) (April 11, 2019)
- [Community Walking Tour](#) (July 20, 2019)
- [Youth Engagement](#)
 - Our Pasadena- Student Summit
 - Youth Educational Workshops

In addition, to encourage public participation of all groups, materials on the FOOG SP have been provided in Spanish and a translator was available during the workshop webinar to reflect the demographics in Northwest Pasadena.

Q: How is the Specific Plan document planning for a more equitable future?

Response: As part of this process to update the existing FOOG SP, there are opportunities to advance an affirmative vision for equitable community growth, one that is more inclusive and diverse, where all residents have a voice in decision-making. One of the primary objectives of this update process is to ensure that proposed policies and regulations will serve and benefit all residents of a community in ways that reduce or eliminate inequity.

The draft FOOG SP centers around four key “good planning” principles:

- Growth and preservation of affordable housing
- Inclusive economic development that supports workers and businesses,
- Community health and environmental justice, and
- Livable, publicly accessible, walkable public areas.

For example, the FOOG SP encourages new housing opportunities that include affordable housing that promote and sustain mixed-income communities, a more inclusive growth. The FOOG SP also includes policies and development standards that commit resources to improving and maintaining sidewalk areas and open spaces. It would require new developments of a certain size to provide a minimum amount of publicly-accessible open space for use by the general public, such as a plaza, that would be privately constructed and maintained. The FOOG SP also encourages a variety of uses serving the daily needs of adjacent residential areas within specific subareas to encourage walkability of neighborhoods. It focuses on accommodating pedestrians comfortably through sidewalks that are wide enough for benches, bus shelters, pedestrian signage, pedestrian-scale lighting, public art, landscaped parkways, and trees. Lastly, the FOOG SP includes policies and development standards that support small businesses and low-income entrepreneurs. The FOOG SP would reduce barriers to opportunity by encouraging development of retail space of appropriate size for small businesses and reducing parking requirements for specific uses.

Q: Where can I get a copy of the Draft FOOG SP document?

Response: For the full range of proposed public realm, design and development standards, visit the FOOG SP Virtual Open House at <https://ourpasadena.consultation.ai/fairoaksorange Grove/>.